



**COLLEGE VIEW BUNGALOW
BRADLEY**



**A HIGH CALIBRE 3/4 BEDROOMED
DETACHED PROPERTY STANDING WITHIN
GENEROUS GROUNDS INCLUDING A
DOUBLE GARAGE AND EXCELLENT PARKING
IN A SOUGHT AFTER VILLAGE LOCATION**

PRICE: £575,000

8 Main Street, Cross Hills, Keighley BD20 8TB
Tel: 01535 637 333 www.wilman-wilman.co.uk





Purpose built to a high standard in 1982 by Enoch Harrison & Son of Cononley and remaining within the same family since that time, this imposing detached property has the appearance of a bungalow but includes 2 Double Bedrooms and a Study Area to the first floor (also having space to accommodate an En-Suite).

Covering circa 1750 sq ft, the accommodation includes a further Double Bedroom to the ground floor and an optional Study or 4th Bedroom, complemented by a welcoming Hallway, side Porch & Shower Room, large Bathroom, generous Dining Kitchen with an Aga, a full depth Living Room and a high quality Conservatory.

The property stands within generous grounds including a Double Garage with an adjoining Utility and fuel store, lawned & flagged gardens and a private driveway providing parking for a number of cars.

College Road is a highly regarded cul-de-sac in the popular village of Bradley, a small semi-rural community nestled just outside Skipton, known for having a well respected primary school, a friendly pub and lovely walks along the Leeds Liverpool canal.

Offered with no forward chain, the property is highly recommended for closer inspection and in detail comprises:

Open covered porch with stained & leaded glass windows and solid entrance door to:

HALLWAY: 26'6" x 13'2" (L-shaped) with open return staircase to the first floor.



SIDE PORCH: 7'6" x 6'6" with tiled floor, cupboard housing the Vokera combination boiler and solid external entrance door.



LIVING ROOM: 26'0" x 14'10" with open fireplace on raised tiled hearth, beamed ceiling, windows to the front & rear and glazed doors to:

SUN ROOM: 11'0" x 10'6" with Oak flooring, central heating radiator and glazed door to the rear garden.

STUDY / BEDROOM 4: 7'8" x 7'1" with telephone point.

BATHROOM: 10'0" x 9'3" (inclusive of a deep airing cupboard) comprising panelled corner bath, low suite w.c, pedestal wash hand basin, tiled walls, Vinyl flooring and window with frosted glass.

BEDROOM 3: 11'0" x 10'0" with view over the rear garden and fields beyond.

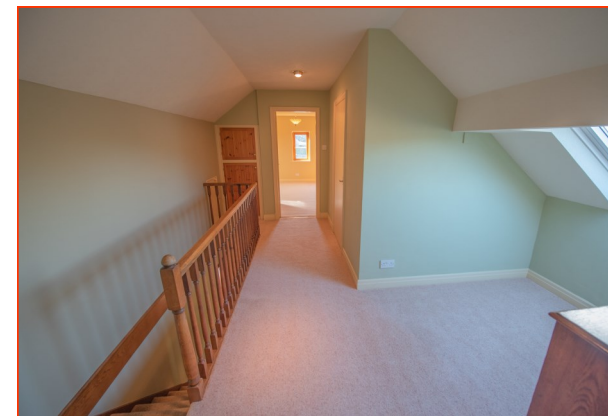
DINING KITCHEN: 18'4" x 9'11" with range of wall and base units with worktops over, ceramic sink & drainer, space for undercounter fridge, gas fired Aga with canopy over, high quality flooring, windows on 2 sides, beamed ceiling and generous DINING AREA.

SHOWER ROOM: 7'3" x 4'7" with matching tiled floor with under floor heating, large walk-in shower enclosure with dual heads & fixed glass screen, combined low suite w.c and wash basin with cupboards below & display sill, tall ladder radiator, tiled walls and window with frosted glass.



TO THE FIRST FLOOR

BALCONY LANDING & STUDY AREA: 15'2" x 13'4" (max) with study area with Velux window and far reaching views, eaves storage to the front & rear, further fitted storage cupboards and a useful **STORE ROOM:** 7'10" x 5'5".



BEDROOM 1: 15'11" x 14'9" (restricted head height to front & rear) with Velux window and gable end window with rural views, fitted wardrobes & dressing table, fitted cupboards with sink unit & worktop and eaves storage.

BEDROOM 2: 13'2" x 11'0" (restricted head height to front) with Velux window with long distance views, fitted cupboards with wash basin & worktop, fitted wardrobes and eaves storage.



TO THE OUTSIDE

There is a generous lawned foregarden containing flower beds enclosed by half stone walls with castellated top stones. A side driveway can accommodate multiple cars and gives access to:

DETACHED TWIN GARAGES: (approx. 10'10" x 15'5" each) with open frontage and an adjoining **UTILITY:** 15'3 x 9'3" with power & light, space for washer & dryer and sink unit and further **FUEL STORE:** 9'5" x 6'9".

The rear and side gardens are part flagged and lawned enclosed by dry stone walls. The whole enjoys a lovely quiet outlook over fields.



SERVICES: Mains water, drainage, gas and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

COUNCIL TAX: Verbal enquiry reveals that this property has been placed in Council Tax Band F.

POST CODE: BD20 9DT

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, Messrs. Wilman and Wilman, 8 Main Street, Cross Hills, BD20 8TB (01535) 637333.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



Note: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

